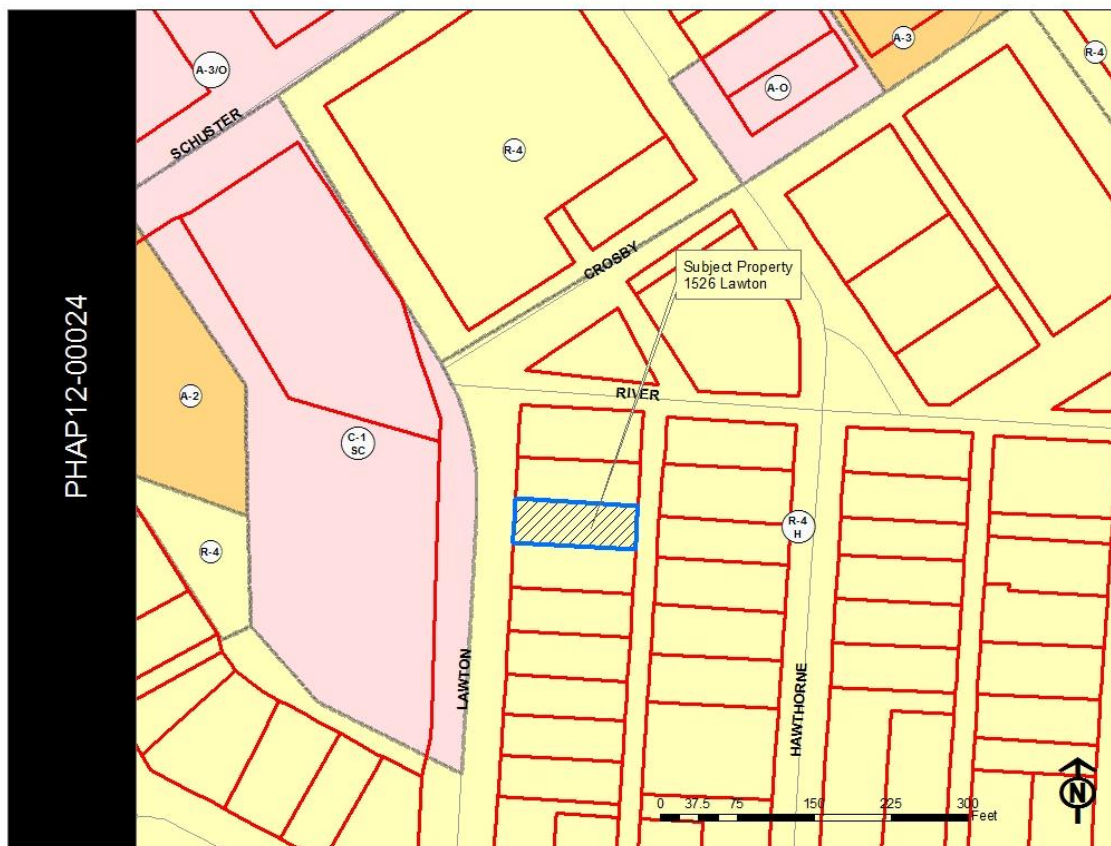




PHAP12-00024 (Reconsideration)

Date: October 22, 2012
Application Type: Certificate of Appropriateness (Reconsideration)
Property Owner: Julian Munoz
Representative: Brenda Cecilia Munoz
Legal Description: The South 7 Feet of Lot 23 all of Lot 24 and the North 10.5 Feet of Lot 25, Block 19, Sunset Heights Addition, City of El Paso, El Paso County, Texas.
Historic District: Sunset Heights
Location: 1526 Lawton
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1928
Historic Status: Contributing
Request: A modification to a previously approved certificate of appropriateness for the construction of an addition at the rear yard.
Application Filed: 7/23/2012
Reconsideration Filed: 10/08/2012
45 Day Expiration: 11/22/2012

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

A modification to a previously approved certificate of appropriateness for the construction of an addition at the rear yard.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

AERIAL MAP

PHAP12-00024



Architectural floor plan showing a proposed work/play room and an existing residence. The plan includes dimensions and a red circle highlighting a specific area.

Dimensions:

- Top: 29'-6"
- Left (top to bottom): 4'-6", 12'-6", 7'-6", 4'-6", 7'-0", 8'-3", 32'-3"
- Top (left to right): 7'-0", 17'-0", 18'-6"
- Right (top to bottom): 7'-0", 12'-0"
- Bottom (left to right): 7'-9", 6'-1"
- Red circle highlight: 4'-7"

Room Labels:

- PROPOSED WORK/PLAY ROOM
- EXISTING RESIDENCE

Other Features:

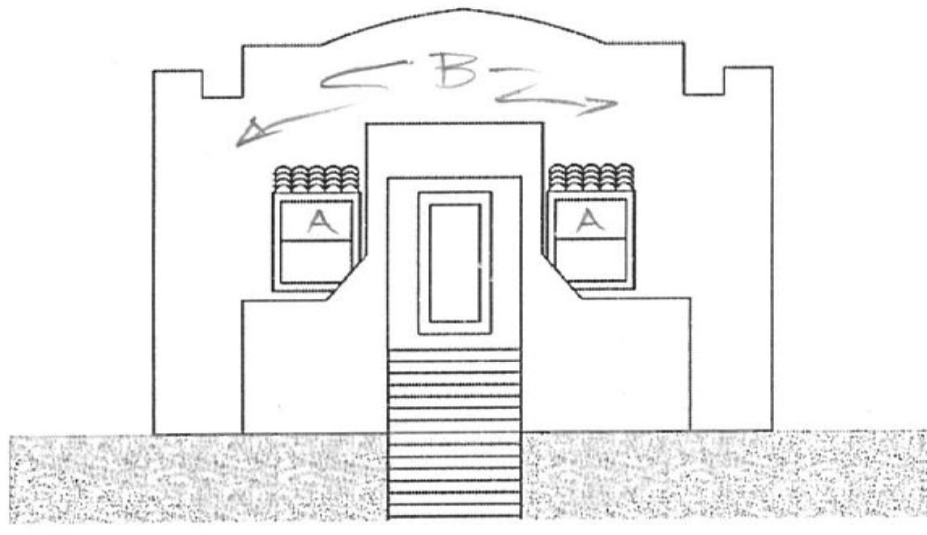
- A red circle highlights a 4'-7" area.
- A callout bubble points to the red circle with the word "posed".
- Shaded areas represent the existing residence.
- Unshaded areas represent the proposed work/play room.

Location of proposed
modification

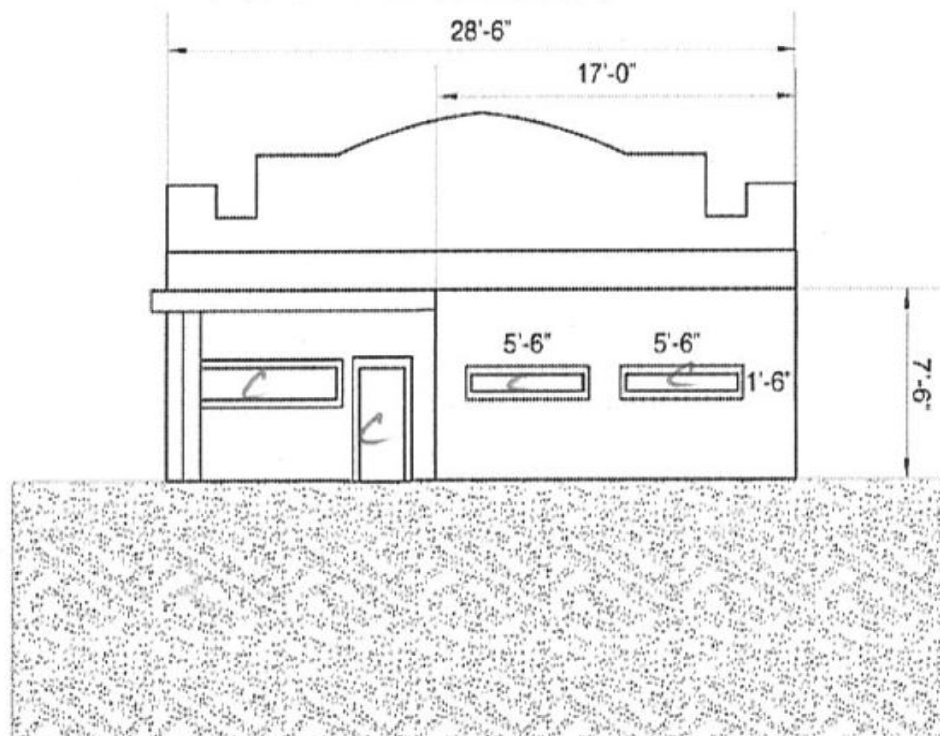
[illegible]Location of proposed
modification

PROPOSED ELEVATIONS

FRONT ELEVATION

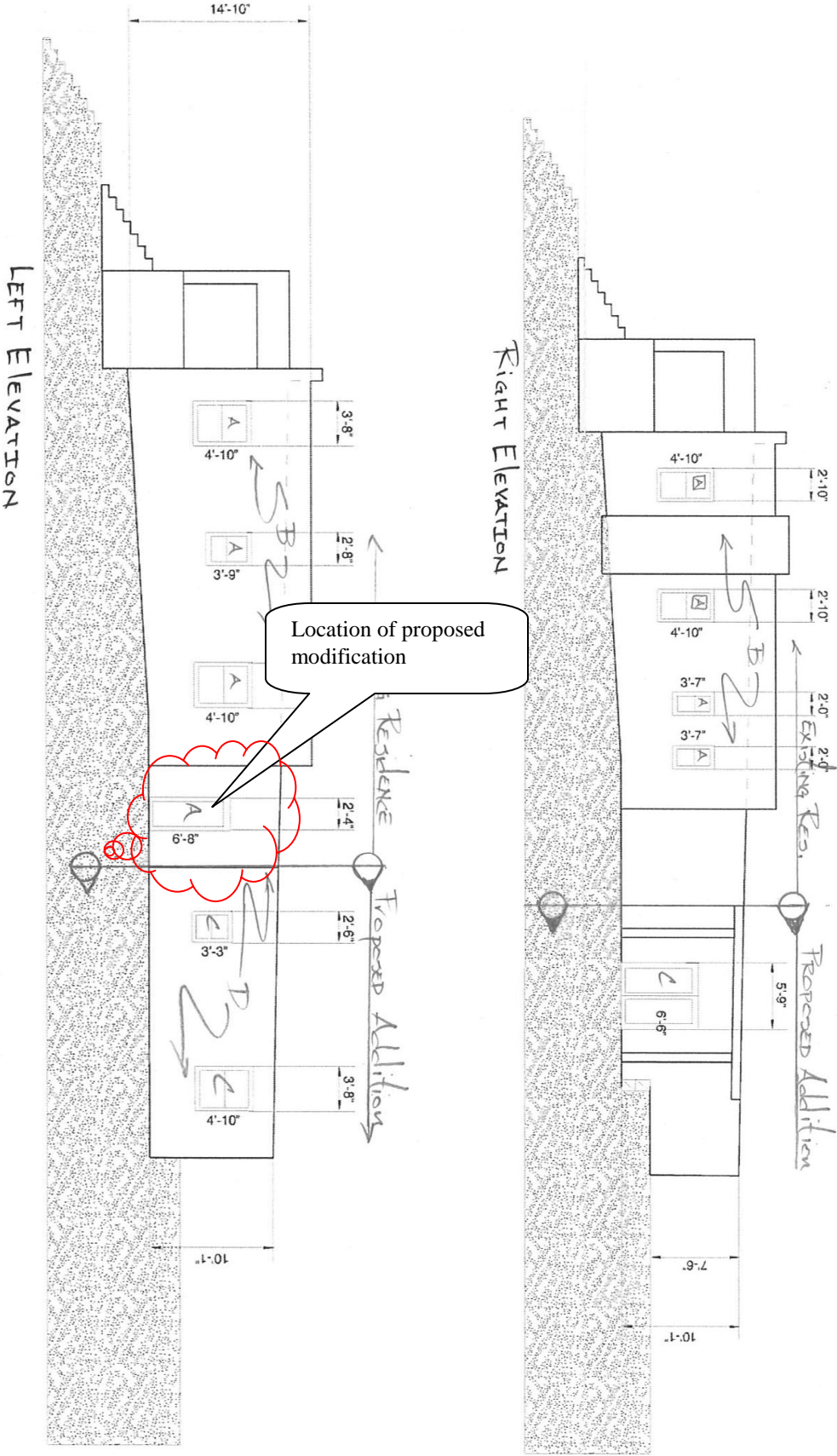


REAR ELEVATION

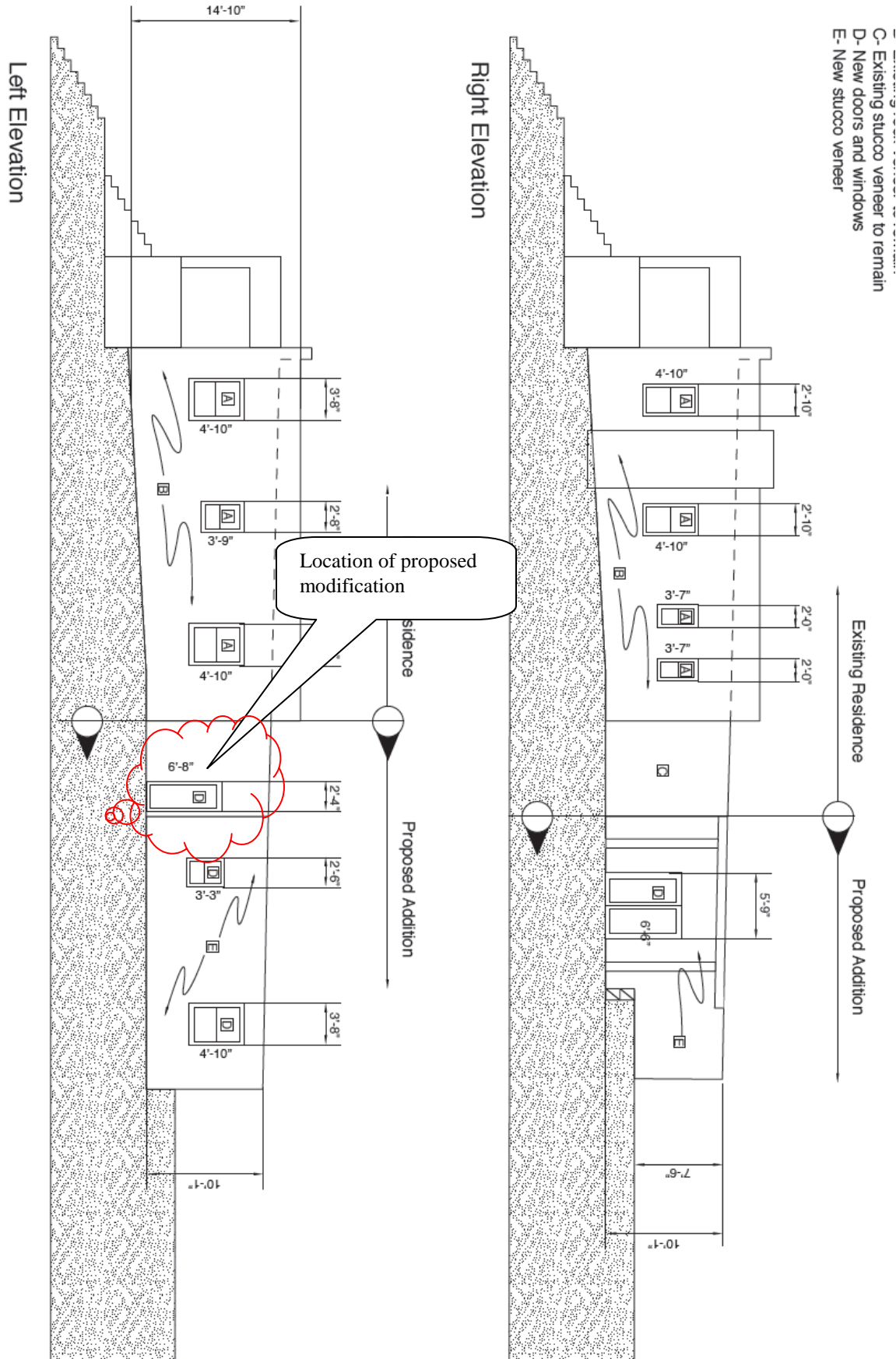


PREVIOUSLY APPROVED ELEVATIONS

- A: Existing Windows to remain
- B: Existing Rock VENEER to remain
- C: New Windows
- D: New stone VENEER



REVISED ELEVATIONS



SAMPLE MATERIALS

PRODUCT DESCRIPTION



The Series 8500 double-hung window by American Craftsman, an Andersen Company, is designed for low-maintenance convenience and energy savings. This remarkably sturdy window offers an attractive colonial exterior profile that gives your home a traditional appearance. Its many features include energy efficient insulated glass, tilt-in sash for easy cleaning and rugged vinyl construction to make this double-hung window an excellent choice.

- Low E3 insulated glass with argon gas is energy star qualified to help save energy and reduce heating and cooling costs
- Both top and bottom sash tilt in for easy cleaning from inside the home
- Constant force balance system for smooth opening and closing
- Fusion-welded vinyl frame and sashes for strong, weather-tight corners
- A colonial brickmold exterior profile design offers a traditional appearance
- Dual weatherstripping virtually eliminates drafts for a more energy efficient home
- Insect screen included for natural ventilation
- Backed by a limited lifetime warranty for peace of mind
- MFG Brand Name : American Craftsman, an Andersen Company

PRODUCT DESCRIPTION



The Jeld-Wen 72 in. x 80 in. Vinyl White Right-Hand Sliding Patio Door is Energy Star-qualified. It offers a durable vinyl frame with welded corners and is fitted with energy-efficient Low-E glass. The frame has a white finish and comes with weather-stripping pre-applied to seal out drafts. It is suitable for new construction or as a replacement door and comes with a lock set, handle set and screen for installation convenience.

- Made of durable vinyl
- Welded corner frame construction offers rigidity and stability
- Weather-stripping pre-applied to help seal out drafts
- Low-E glass for added energy efficiency
- White finish
- Suitable for new construction or replacement projects
- Weather-stripping, lock set, handle set and screen included
- Energy Star-qualified for savings
- Sliding door design with the handle on the right of the door when viewed from outside
- MFG Brand Name : JELD-WEN

PRODUCT DESCRIPTION



The Series 300 molded hopper window offers a seamless, molded window that is a reliable choice for your next basement remodeling project. It opens inward from the top, offering excellent ventilation. The Series 300 molded hopper window presents a blend of energy efficiency, durability and performance in a window that will add light and fresh air to your basement.

- Low-E insulated glass offers year-round energy efficiency for reduced heating and cooling costs
- Seamless, injection molded frame and sash create a strong, weathertight window
- One-piece molded construction produces a strong, square window, resulting in an easier, better

installation

- Dual turn-n-tilt locking handles offer easy operation
- Dual weatherstripping virtually eliminates drafts for a more energy efficient home
- A simple, flat design blends with any style home
- Screen included for natural ventilation
- Backed by a limited lifetime warranty for peace of mind
- MFG Brand Name : American Craftsman, an Andersen Company

2'4" x 6'8" Composite White Hollow-Core 6-Panel Slab Door



The masonite 2'4" x 6'8" composite white hollow-core 6-panel slab door offers traditional 6-panel wood-grained design in an economical, 1-3/8 in. thickness hollow-core construction. The high-density fiberboard material is an eco-friendly choice and performs year after year without shrinking, cracking or warping.

1-3/8 in. Hollow-core, high-density fiberboard construction
resists warping, shrinking and cracking

1 3/8 in. thick door panel construction

Door panel is ready for painting and decoration

Slab must be sealed on all 6 sides

Built by masonite with quality components

MFG Model # : 16474

MFG Part # : 16474
